

Debtor 1

Juan Albert Diaz, Jr.
First Name Middle Name Last Name

Case Number (if known) 20-90663

Part 4: Sign Here

The person completing this Notice must sign it. Sign and print your name and your title, if any, and state your address and telephone number.

Check the appropriate box.

- ☐ I am the creditor.
- ☒ I am the creditor's authorized agent.

I declare under penalty of perjury that the information provided in this Notice is true and correct to the best of my knowledge, information, and reasonable belief.

x /s/ Paul W. Cervenka

Signature

Date 05/30/2022

Print:

Paul W. Cervenka

First Name

Middle Name

Last Name

Title

Authorized Agent for U.S. Bank National
Association

Company

Bonial & Associates, P.C.

Address

14841 Dallas Parkway, Suite 425

Number

Street

Dallas, Texas 75254

City

State

Zip Code

Contact phone

(972) 643-6600

Email

POCInquiries@BonialPC.com

CERTIFICATE OF SERVICE OF NOTICE OF MORTGAGE PAYMENT CHANGE

I hereby certify that a true and correct copy of the foregoing document has been served upon the following parties in interest on or before May 31, 2022 via electronic notice unless otherwise stated.

Debtor *Via U.S. Mail*

Juan Albert Diaz, Jr.
1749 N Olive Ave, #3
Turlock, CA 95382

Debtor *Via U.S. Mail*

Supinder Kaur Lidhar
1749 N Olive Ave, #3
Turlock, CA 95382

Debtors' Attorney

Brian S. Haddix
1224 I Street
Modesto, CA 95354

Chapter 13 Trustee

Russell D. Greer
PO Box 3051
Modesto, CA 95353-3051

Respectfully Submitted,

/s/ Paul W. Cervenka



U.S. Bank Home Mortgage
P.O. Box 21948
Eagan, MN 55121

Home Mortgage

JUAN A DIAZ JR
JENNIFER L DIAZ
809 WASHINGTON AVE
BAKERSFIELD CA 93308-3232

Representation of Printed Document Annual Escrow Account Disclosure Statement

Property Address: 809 WASHINGTON AVE
BAKERSFIELD CA 93308-3232

Coming Year Escrow Projections

The Coming Year Escrow Projection is a month by month estimate of activity in your escrow account over the next 12 months. Your current escrow balance and all anticipated payments and disbursements are included to determine the Projected Escrow Account Balance. When your escrow balance reaches its lowest point during an account cycle, that balance is targeted to be your cushion amount or low point. The Required Escrow Account Balance is the amount to be on deposit as allowed by Federal law, State law, and/or your mortgage documents; and may include a cushion of up to 1/8th of your Anticipated Annual Disbursements. Your projected low balance is 228.73 and the lowest required balance should not exceed 414.55. The amount is indicated below with an arrow (<). This results in a shortage of 174.79. Please retain this statement for comparison with the actual activity in your account.

ANTICIPATED ANNUAL DISBURSEMENTS

MORTGAGE INS	168.12
HAZARD INS	685.87
COUNTY TAX	1,801.44
TOTAL DISBURSEMENTS	2,655.43
1/12th Total Annual Disbursements Monthly Deposit	221.29

ACCOUNT PROJECTIONS

MONTH	ANTICIPATED AMOUNT TO ESCROW	FROM ESCROW	DESCRIPTION	PROJECTED ESCROW ACCOUNT BALANCE	REQUIRED ESCROW ACCOUNT BALANCE
			Beginning Balance	850.52	1,036.34
07/22	221.29	14.01	RBP MTG INS	1,057.80	1,243.62
08/22	221.29	14.01	RBP MTG INS	1,265.08	1,450.90
09/22	221.29	14.01	RBP MTG INS	1,472.36	1,658.18
10/22	221.29	14.01	RBP MTG INS	1,679.64	1,865.46
10/22		685.87	HAZARD INS.	993.77	1,179.59
11/22	221.29	14.01	RBP MTG INS	1,201.05	1,386.87
11/22		900.72	COUNTY TAX	300.33	486.15
12/22	221.29	14.01	RBP MTG INS	507.61	693.43
01/23	221.29	14.01	RBP MTG INS	714.89	900.71
02/23	221.29	14.01	RBP MTG INS	922.17	1,107.99
03/23	221.29	14.01	RBP MTG INS	1,129.45	1,315.27
03/23		900.72	COUNTY TAX	228.73	414.55
04/23	221.29	14.01	RBP MTG INS	436.01	621.83
05/23	221.29	14.01	RBP MTG INS	643.29	829.11
06/23	221.29	14.01	RBP MTG INS	850.57	1,036.39
TOTAL	2,655.48	2,655.43			

PROJECTED ESCROW BALANCE SUMMARY

AS OF 04/20/22	
PROJECTED LOW BAL	228.73
PLUS ESCROW ADJUSTMENT	11.03
LESS REQUIRED LOW BAL	414.55
SHORTAGE	174.79
ESCROW SHORTAGE PRORATED FOR 12 MONTHS	14.57

An escrow adjustment of \$11.03, scheduled to be repaid through the bankruptcy, is included in this calculation.

NOTICE: This correspondence is sent only for informational purposes and/or for the purpose of compliance with the loan documents and/or applicable law. You may be afforded certain protections under the United States Bankruptcy Code. By this correspondence, U.S. Bank is not attempting to collect a debt, impose personal liability, or in any way violate the provisions of the United States Bankruptcy Code. For any questions related to the bankruptcy, please contact your bankruptcy attorney.

Notices of Error and Requests for Information

Borrowers have certain rights under Federal law related to resolving errors and requesting information about their mortgage account. Notices of Error and Requests For Information must be directed to U.S. Bank, Attention: Consumer Advocacy, P.O. Box 21977, Eagan, MN 55121. Your submission must be in writing and include the name of each borrower, the loan number and a description of the error you believe has occurred OR a request for specific information regarding your mortgage loan.

Contact Information

Live Customer Support: **800-365-7772**
Mon-Fri 7 a.m. - 8 p.m. CT and Sat 8 a.m. - 2 p.m. CT

We accept relay calls
Automated Services also available at this number 24 hours

Correspondence Address
U.S. Bank Home Mortgage
P.O. Box 21948
Eagan, MN 55121

**Notice of Error and
Request for Information**
U.S. Bank Home Mortgage
P.O. Box 21977
Eagan, MN 55121

Website www.usbankhomemortgage.com

Payment Information

ACCOUNT NUMBER: [REDACTED]

ANALYSIS DATE: 04/20/22

	PRESENT PAYMENT	NEW PAYMENT As of 07/01/22
Principal & Interest (P&I)	480.26	480.26
Escrow Deposit	210.97	221.29
Shortage Spread	0.00	14.57
Total	691.23	716.12



MEMBER FDIC

SEE REVERSE SIDE FOR
ADDITIONAL INFORMATION



Home Mortgage

JUAN A DIAZ JR
JENNIFER L DIAZ

ESCROW SHORTAGE COUPON

(THIS IS NOT A BILL.)

LOAN NUMBER: [REDACTED]

Shortage Amount: \$174.79

Please Note: The total escrow shortage has been divided over the next 12 months. The new monthly escrow deposit reflects any adjustments in your tax and/or insurance disbursements. This has resulted in your monthly mortgage payment being adjusted to 716.12 effective 07/01/22.

If you elect to pay the entire shortage amount, your new monthly payment will be \$701.55, effective 07/01/22, based on the Anticipated Annual Disbursements.

**Escrow Shortage
Amount Enclosed** _____

Please write your loan number on your check and return this coupon with your payment.

Please make your check payable to:

U.S. BANK HOME MORTGAGE
PO BOX 790415
ST LOUIS MO 63179-0415

Internet Reprint

- This statement itemizes your actual escrow account transactions since your previous analysis statement or initial disclosure. The projections from your previous escrow analysis are to the left of the actual payments, disbursements and escrow balance. By comparing the actual escrow payments to the previous projections listed, you can determine where a difference may have occurred.
- An asterisk (*) indicates a difference from the projected activity in either the amount or date.
- When applicable, the letter "E" beside an amount indicates that a payment or disbursement has not yet occurred but is estimated to occur as shown.
- Your projected low point may or may not have been reached based on one or more of the following factors:

PAYMENT(S)

- Monthly payment(s) received earlier OR later than expected
- Monthly payment(s) received were less than OR greater than expected
- Previous overage was returned to escrow
- Previous shortage not paid entirely

TAXES

- Tax rate and/or assessed value changed
- Exemption status lost or changed
- Supplemental/Delinquent tax paid
- Tax bill paid earlier OR later than expected
- Tax installment not paid
- Tax refund received
- New tax escrow requirement paid

INSURANCE

- Premium changed
- Coverage changed
- Additional premium paid
- Insurance bill paid earlier OR later than expected
- Premium was not paid
- Premium refund received
- New insurance escrow requirement paid
- Lender placed insurance premium paid

MONTH	PAYMENTS TO ESCROW		DISBURSEMENTS FROM ESCROW		DESCRIPTION	ESCROW BALANCE	
	PROJECTED	ACTUAL	PROJECTED	ACTUAL		PROJECTED	ACTUAL
05/21		417.92		15.06	RBP MTG INS		974.54
06/21				15.06	RBP MTG INS		959.48
					BEGINNING BALANCE	976.65	959.48
07/21	210.44	210.97 *	15.06	*	RBP MTG INS	1,172.23	1,170.45
07/21				15.06 *	RBP MTG INS	1,172.23	1,155.39
08/21	210.44	210.97 *	15.06	*	RBP MTG INS	1,367.61	1,366.36
08/21				15.06 *	RBP MTG INS	1,367.61	1,351.30
09/21	210.44	210.97 *	15.06	*	RBP MTG INS	1,562.99	1,562.27
09/21				15.06 *	RBP MTG INS	1,562.99	1,547.21
09/21				685.87 *	HAZARD INS.	1,562.99	861.34
10/21	210.44	210.97 *	15.06	15.06	RBP MTG INS	1,758.37	1,057.25
10/21				611.97 *	HAZARD INS.	1,146.40	1,057.25
11/21	210.44	210.97 *	15.06	*	RBP MTG INS	1,341.78	1,268.22
11/21				886.27	COUNTY TAX	475.51	367.49
11/21				14.01 *	RBP MTG INS	475.51	353.48
12/21	210.44	230.01 *	15.06	*	RBP MTG INS	670.89	583.49
12/21				14.01 *	RBP MTG INS	670.89	569.48
01/22	210.44	210.97 *	15.06	*	RBP MTG INS	866.27	780.45
01/22				14.01 *	RBP MTG INS	866.27	766.44
02/22	210.44	210.97 *	15.06	*	RBP MTG INS	1,061.65	977.41
02/22				14.01 *	RBP MTG INS	1,061.65	963.40
03/22	210.44	210.97 *	15.06	*	RBP MTG INS	1,257.03	1,174.37
03/22				886.27	COUNTY TAX	390.76 <	273.65
03/22				14.01 *	RBP MTG INS	390.76	259.64
04/22	210.44	210.97 *	15.06	*	RBP MTG INS	586.14	470.61
04/22				14.01 *	RBP MTG INS	586.14	456.60
05/22	210.44	210.97 * E	15.06	14.01 * E	RBP MTG INS	781.52	653.56 E
06/22	210.44	210.97 * E	15.06	14.01 * E	RBP MTG INS	976.90	850.52 E
TOTAL	2,525.28	2,550.68	2,525.23	2,659.64			

The last analysis projected the disbursements from your escrow account would be 2,525.23. The required balance should not have exceeded 390.76. The Required Escrow Account Balance is the amount to be on deposit as allowed by Federal law, State law, and/or your mortgage documents; the amount is indicated with an arrow (<).

Annual FHA Disclosure

FHA MORTGAGE INSURANCE: Your mortgage loan requires FHA mortgage insurance. Mortgage Insurance protects lenders and others against financial loss when borrowers default. Charges for the Mortgage Insurance Premiums (MIP) are added to your loan payments, placed into and paid monthly from your escrow account. The length of time the monthly MIP is required is based on the guidelines established by HUD at the time your loan closed, and/or the FHA case number was assigned. In some cases you may be able to cancel the annual MIP in advance of the projected amortization date by making additional payments of mortgage principal. For information concerning MIP cancellation, please contact our Customer Service Center at 800.365.7772.

*******INFORMATION REGARDING PREPAID ESCROWED ITEMS*******

Please be advised, an annual review of your escrow account is conducted to determine the monthly escrow account payments for the next computation year. An Escrow Account computation year is a 12-month period beginning from either the initial payment on a new loan or at the completion of the escrow account computation year on loans previously analyzed. In conducting the escrow account analysis, the amount of the escrowed items may be estimated if unknown, or may be based on the preceding year's charge. In addition, the disbursement date of the escrowed item must be within the computation year and on or before the deadline to avoid a penalty.

This annual review may have identified an escrow item due date that falls outside of the computation period, thus is not included in this year's escrow collection. When this occurs, this can create an escrow shortage on your next annual escrow review. To avoid a potential shortage you may elect to voluntarily pay more into your escrow account. Please contact our Customer Service Center at 800.365.7772 if you have any concerns regarding your Annual Escrow Account Disclosure Statement.